

For Office Use Only
 Executive Office of Environmental Affairs
 EOE A No.: 14262
 MEPA Analyst: Nick ZAVOLAS
 Phone: 617-626-1030

ENF Environmental Notification Form

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Swansea Commons		
Street: G.A.R. Highway (Route 6)		
Municipality: Swansea	Watershed: Narragansett Bay	
Universal Transverse Mercator Coordinates: UTM 19, 46 24 024 N, 3 16 012 E	Latitude: 41° 44' 55" Longitude: 71° 12' 38"	
Estimated commencement date: March 2009	Estimated completion date: March 2010	
Approximate cost: \$24,000,000	Status of project design: 75 %complete	
Proponent: Swansea Investment Associates, LLC		
Street: 1720 Post Road		
Municipality: Fairfield	State: CT	Zip Code: 06824
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Darlene Wynne, AICP		
Firm/Agency: Vanasse Hangen Brustlin, Inc	Street: 101 Walnut Street	
Municipality: Watertown	State: MA	Zip Code: 02471-9151
Phone: 617-924-1770	Fax: (617) 924-2286	E-mail: dwynne@vhb.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes No
 - a Special Review Procedure? (see 301 CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres):

The project does not require nor is seeking financial assistance or a land transfer from the Commonwealth.

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals:

- Federal:** NPDES General Permit for Stormwater Discharge from Construction Activities (U.S. EPA)
Local: Definitive Subdivision Approval and Site Plan Approval (Planning Board); Parking Variance Approval and Special Permit for Site and Building Signage (Board of Appeals); Order of Conditions (Conservation Commission)

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

301 CMR 11.03 (1)(a)2. Creation of ten or more acres of impervious area.

301 CMR 11.03 (6)(a)6. Generation of 3,000 or more New ADT on roadways providing access to a single location.

301 CMR 11.03 (6)(a)7. Construction of 1,000 or more New parking spaces at a single location

- | | | |
|--|---------------------------------------|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: MA DEP Groundwater Discharge Permit
Total site acreage	33.2			
New acres of land altered		+1.5		
Acres of impervious area	3.5	11.8	15.3	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		2,617		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	15,891	288,129	304,020	
Number of housing units	0	0	0	
Maximum height (in feet)	22	28	50	
TRANSPORTATION				
Vehicle trips per day	0	Wkday 11,910 Wkend 16,900	Wkday 11,910 Wkend 16,900	
Parking spaces	0	1,215	1,215	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	>30,000	(20,305)	9,695	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/ treatment	0	18,000	18,000	
Length of water/sewer mains (in miles)	<u>Water</u> Onsite = not shown on survey <u>Sewer</u> Gravity = 0 FM = 0	<u>Water</u> 1.1 (includes 850 ft. of main extension for Route 6) <u>Sewer</u> Gravity= 0.3 FM = 0.3	<u>Water</u> onsite= 1.1 offsite= 0.2 <u>Sewer</u> Gravity= 0.3 FM = 0.3	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

The approximately ±33 acre development site is generally bounded by the junction of G.A.R. Highway (Route 6) and Michaels Avenue to the north, commercial development and a capped landfill to the east, Interstate 195 (I-195) to the south, and commercial development to the west in Swansea, Massachusetts. Figure 1.1 contains a USGS Locus Plan and Figure 1.2 contains an aerial view. The Site was operated as a cement manufacturing facility and asphalt batch plant, with associated gravel excavation operations until 2002. The Site is currently comprised of paved roadways, abandoned structures, building foundations and compacted miscellaneous fill from the previous land use. Figure 1.3 shows the existing conditions of the Site.

The Project includes approximately 304,000 SF retail/restaurant space including the following uses: an approximately 158,500 SF retail building with garden center (or "home improvement store"), an approximately 138,500 SF retail building, an approximately 7,000 SF, 175-seat restaurant, 1,215 parking spaces, a wastewater treatment facility with two leaching fields to handle up to 18,000 gallons per day (GPD), landscaping, and utility infrastructure. Figure 1.4 shows the proposed Site conditions.

Multiple site development alternatives were considered during the preliminary design stage. Some alternatives proposed a retail development with smaller amounts of retail space and no restaurant space compared to the Project. As with the Project, all alternatives would provide the community benefits of the redevelopment of an underutilized and contaminated parcel, including improved water quality with new stormwater management features and sufficient transportation mitigation. Generally, as described in Chapter 2, Alternatives Analysis of this Expanded ENF, the Project would have fewer impacts on the land and on wetland resources than the site development alternatives.

While the Project will introduce new traffic to the Site and surrounding roadways, transportation improvements are proposed in order to minimize impacts from Project-related traffic. Generally these include physical roadway improvements and traffic control measures that result in increased

roadway capacity. In addition, the Proponent proposes to investigate 'non-infrastructure' measures to reduce customer and employee reliance on single occupant automobiles through the implementation of Transportation Demand Management (TDM) strategies, such as ridesharing.

The Project also includes a suite of mitigation measures to prevent short- and long-term impacts to wetland resource areas and compensate for direct disturbances as a result of this Project. These mitigation measures include constructing a wetland replacement (at a ratio exceeding 2:1), restoring buffer zone, implementing an erosion and sedimentation control program and installing a stormwater management system, described in detail in Chapter 3 and Chapter 9 of this Expanded ENF. Finally, the Proponent has also proposed a suite of physical and operational mitigation measures to mitigate any potential air quality impacts and the emission of greenhouse gases, as described in Chapter 6.